

009.A

0002

0051.B

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

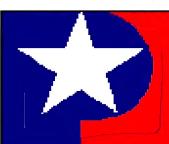
742,400 / 742,400

USE VALUE:

742,400 / 742,400

ASSESSED:

742,400 / 742,400


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WYMAN TERR, ARLINGTON

OWNERSHIP

Owner 1:	MEISEL JOSHUA DANIEL	Unit #:	51B
Owner 2:	TONN JENNA A		
Owner 3:			

Street 1: 51B WYMAN TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GRADY AMY P -

Owner 2: -

Street 1: 51B WYMAN TERR UNIT 51 B

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl Exterior and 1591 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7874												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	742,400			742,400		281359
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 009.A-0002-0051.B			!15356!		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	742,400	0	.	.	742,400		Year end	12/23/2021				
2021	102	FV	721,500	0	.	.	721,500		Year End Roll	12/10/2020				
2020	102	FV	711,100	0	.	.	711,100	711,100	Year End Roll	12/18/2019				
2019	102	FV	630,500	0	.	.	630,500	630,500	Year End Roll	1/3/2019				
2018	102	FV	532,900	0	.	.	532,900	532,900	Year End Roll	12/20/2017				
2017	102	FV	487,200	0	.	.	487,200	487,200	Year End Roll	1/3/2017				
2016	102	FV	487,200	0	.	.	487,200	487,200	Year End	1/4/2016				
2015	102	FV	444,100	0	.	.	444,100	444,100	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
GRADY AMY P,	69790-374		8/17/2017		755,000	No	No						
CARNEY JOHN A	47286-571		4/14/2006		460,000	No	No						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/19/2018		Measured									DGM	D Mann					
2/13/2018		SQ Returned									MM	Mary M					
3/22/2007		External Ins									BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

